



# QUICK&CLARKE

The Property Specialists

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**12 Newbegin, Beverley HU17 8EG**  
**£164,950**



- Period Grade II Listed house
- Town centre location
- NO CHAIN!
- An abundance of superb period features
- Modern oak kitchen
- Superb first floor bathroom
- TWO bedrooms
- A truly immense property & location
- Viewing is a must!
- EPC Rating: D; Council Tax Band: C

This imposing, Grade II Listed semi-detached house sits a stone's throw from the town centre. Forming part of the original Newbegin House Estate, this modernised property is presented to the market with no chain! There are an abundance of enchanting period features beautifully complemented with superb modern fitments. Enjoying gas central heating, the accommodation has a modern oak fitted kitchen with built-in appliances, inner hallway with downstairs w.c. and a good sized lounge with oak flooring. To the first floor the landing area leads to TWO bedrooms and a modern house bathroom. This property would suit the buyer who wants ease of living, to be able to enjoy all that this superb historical town has to offer and to own a piece of Beverley's heritage. An early viewing is highly recommended!

LOCATION

The popular and highly regarded historic town of Beverley in East Yorkshire boasts an excellent range of local amenities and an extensive range of shops including many high street chains, numerous Public Houses and restaurants. There are also numerous landmarks including Beverley Minster and the open countryside of Westwood Pasture.

The town is ideally placed for access to the surrounding areas including Hull, York, the M62 motorway as well as the coast.

THE ACCOMMODATION COMPRISES:

GROUND FLOOR

A door leads into:

BREAKFAST KITCHEN

14'8" x 5'9" (4.47m x 1.75m)  
Having an extensive range of oak Shaker style base and wall units with granite work surfaces, attractive Karndean flooring, Bosch stainless steel electric oven with stainless steel gas hob and extractor, space and plumbing for a washing machine and space for a fridge freezer. A door leads into:

INNER HALLWAY

With oak flooring and a staircase to the first floor accommodation.

DOWNSTAIRS CLOAKS

With a modern two piece suite in white enjoying a low level w.c., pedestal wash hand basin and a double cupboard housing the gas central heating boiler.

LOUNGE

14'8" decreasing to 14' x 13' (4.47m decreasing to 4.27m x 3.96m)  
With a sash window to the front elevation, period coving, picture rail and attractive oak flooring.

FIRST FLOOR

LANDING AREA

BEDROOM 1

14'8" x 12'9" max (4.47m x 3.89m max)  
With a sash window to the front elevation.

BEDROOM 2

15' x 5'10" (4.57m x 1.78m)  
With a sash window to the front elevation.

BATHROOM

With a Velux roof window, three piece modern suite in white enjoying low level w.c., pedestal wash hand basin and panelled bath, tiled to wet areas.

SERVICES

All mains services are available or connected to the property.

CENTRAL HEATING

The property benefits from a gas fired central heating system.

TENURE

We believe the tenure of the property to be Freehold (to be confirmed by the vendor's solicitor).

VIEWING

Contact the agent’s Beverley office on 01482 886200 for prior appointment to view.

FINANCIAL SERVICES

Quick & Clarke are pleased to be able to offer independent advice regarding mortgages and further details can be obtained by contacting our Beverley office on 01482 886200. Independent advice will be given by a qualified financial services consultant and written quotations are available upon request. This could save you time and money when searching for the most competitive deals. Our mortgage adviser has access to every lending scheme currently available through a computerised sourcing system.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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VIEWINGS Strictly by appointment through the Sole Agent's Beverley Office on 01482 886200 . The mention of any appliances &/or services within these sales particulars does not imply they are in full and efficient working order. ALL MEASUREMENTS ARE APPROXIMATE & FOR GUIDANCE ONLY We endeavour to make our sale details accurate & reliable, but if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so, particularly if contemplating travelling some distance to view the property. NONE OF THE STATEMENTS CONTAINED IN THESE PARTICULARS ARE TO BE RELIED UPON AS STATEMENT OR REPRESENTATION OF FACT. These sales particulars are based on an inspection made at the time of instruction and are intended to give a general description of the property at the time.